

026.A

Map

0002

Block

0064.1

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 560,200 /

USE VALUE: 560,200 /

ASSESSed: 560,200 /

Total Card /

Total Parcel

560,200

560,200

560,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
64		MARATHON ST, ARLINGTON

OWNERSHIP

Owner 1:	SHAMBAN LYN M TRUSTEE OF THE	
Owner 2:	LYN M SHAMBAN FAMILY TRUST	
Owner 3:		
Street 1:	64 MARATHON STREET UNIT 1	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry
Postal:	02474	Own Occ: Y
	Type:	

PREVIOUS OWNER

Owner 1:	SHAMBAN LYN M -
Owner 2:	-
Street 1:	64 MARATHON STREET UNIT 1
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1914, having primarily Wood Shingle Exterior and 1184 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	8012												G10				

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	560,200			560,200
Total Card	0.000	560,200			560,200
Total Parcel	0.000	560,200			560,200
Source:	Market Adj Cost	Total Value per SQ unit /Card:	473.14	/Parcel:	473.14

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	560,200	0	.		560,200		Year end	12/23/2021
2021	102	FV	544,100	0	.		544,100		Year End Roll	12/10/2020
2020	102	FV	536,000	0	.		536,000	536,000	Year End Roll	12/18/2019
2019	102	FV	537,300	0	.		537,300	537,300	Year End Roll	1/3/2019
2018	102	FV	475,100	0	.		475,100	475,100	Year End Roll	12/20/2017
2017	102	FV	433,100	0	.		433,100	433,100	Year End Roll	1/3/2017
2016	102	FV	433,100	0	.		433,100	433,100	Year End	1/4/2016
2015	102	FV	400,200	0	.		400,200	400,200	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SHAMBAN LYN M,	61251-22		2/21/2013	Convenience		1	No	No	
VINCENT OLIVIER	57624-42		10/12/2011	Change>Sale	366,300	No	No		
STAMERIS ANNE/P	51328-499		6/19/2008		360,000	No	No		

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/10/2012	1013	Porch	12,500					REBUILD FRONT PORC
4/17/2012	494	Redo Bat	14,920					remodel bath, add
12/6/2011	1583	Redo Kit	34,340	C				&REDO BATH

ACTIVITY INFORMATION

Date	Result	By	Name
5/17/2018	Measured	DGM	D Mann
6/7/2012	Info Fm Prmt	BR	B Rossignol
4/17/2012	Info Fm Prmt	MM	Mary M
1/12/2012	MLS	EMK	Ellen K
1/7/2009	NEW CONDO	BR	B Rossignol

Sign:

VERIFICATION OF VISIT NOT DATA

___/___/___

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102

Condo

Prime NB Desc

CND

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

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